

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **November 1, 2004**

Members Present-

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator/Vice-Chairperson, Terry Neal-Attorney, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Keith Hunter-Environmental Health, Mike Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Approval of Minutes-

Mr. Helms made a motion to approve the minutes from October 25, 2004. Mrs. Keenum seconded the motion and the motion carried.

OLD BUSINESS-

None

NEW BUSINESS-

Chevron Outdoor Canopy – Medium Development – Conceptual Review

Mr. Helms moved to table this project until the next meeting on November 8, 2004, at the applicant's request, due to several staff and engineering comments that need to be addressed. Mrs. Keenum seconded the motion and the motion carried.

World Savings Bank @ County Crossings – Request to Remove Site Lighting from Development

Wayne Bachman, World Savings Bank, was present and requesting to remove site lighting from his development approval. Mr. Bachman informed the Committee there was not an ATM machine proposed for this facility, therefore the required lighting for an ATM would not be required. Mr. Bachman stated there would be lighting provided in the doorways, interior areas and on the billboard sign. The surrounding properties consist of Lowe's and Cracker Barrel, which also provide lighting. Illumination for the parking lot was discussed.

Mr. Helms made a motion to waive the development approval for site lighting due to sufficient lighting being provided. If an ATM is added in the future, proper lighting will be required. Mr. Ginn seconded the motion and the motion carried.

Jon Dean @ Village Park Center – Major Development – Engineering Review

David Springstead, Springstead Engineering Inc., was present and requesting engineering approval to construct a 3-story office building. There were no engineering comments from Mr. Ginn. Fire flow data shall be provided at the construction phase. A copy of the recorded deed is needed.

Mr. Helms moved to approve the engineering plans. Mrs. Keenum seconded the motion and the motion carried.

VOS: Tanglewood Villas – Major Development – Preliminary Review

Kim Burgess, Mid-State Engineering and Surveying, LLC, was present and requesting preliminary approval to develop a 67-unit subdivision. Staff comments were discussed and included the following comments: restrictions, stack block wall locations, proposed road names, drainage easements, sanitary sewer line locations, pavement extensions beyond driveways, signed and sealed plans, and legal description data. Engineering comments were discussed and included the following items: speed limit sign and irrigation lines.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 118 – Major Development – Preliminary Review

Kim Burgess, Mid-State Engineering and Surveying, LLC, was present and requesting preliminary approval to develop a 211-unit subdivision. Staff comments were discussed and included the following comments: restrictions, section lines being shown on the vicinity map, subdivision density, proposed street names, setback requirements, No Outlet signs, stop sign/stop bar, speed limit signs, sanitary sewer line structures, signed and sealed plans, construction and maintenance responsibilities, and legal description errors. Engineering comments were similar to staff comments.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 127 – Major Development – Preliminary Review

Chris Germana and Richard Busche, Kimley-Horn and Associates, Inc., were present and requesting preliminary approval to develop a 300-unit subdivision. Staff comments were discussed and included the following items: fencing around the water retention area, 4:1 slope, overflow, setbacks, screening requirements, buffers, easements, cul-de-sac signage and stop bar/stop sign. Homeowners will be responsible for maintaining the type “C” screening on lots 114-141. Surrounding property land uses and plat information were discussed. Proposed utilities located in the right-of-way were discussed. A variance request for edge of pavement width and cul-de-sac radius is included with the plans. Engineering comments were discussed and included the following items: sanitary sewer services, drainage, and regulatory agency permits. Underground inlets are to be provided in order to capture any run-off.

Attorney Neal excused herself at 2:25 PM and returned at 2:30 PM during the above discussion.

All easements included in the title work, or created prior to a plat being recorded, have to be shown on the plat. Easements are currently being addressed in the covenants and restrictions. Drainage easements and lot lines are being shown on the plats, along with standard easements being included in the restrictions.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 136 – Major Development – Preliminary Review

Chris Germana and Richard Busche, Kimley-Horn and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to develop a 246-unit subdivision.

Staff comments were discussed and included the following items: street access, street names, and setbacks. Mr. Helms recommended a means of secondary access, but the developer feels it is not necessary for circulation due to no peak hour traffic being generated. Traffic studies have been done. Mr. Helms recommended secondary access for emergency purposes. The adjoining subdivision, Kenya Villas, will have an access point that will be available to residents of this unit. Stack block wall locations and landscape tracts were discussed.

Mr. Lukert excused himself at 2:45 PM and returned at 2:50 PM during the above discussion.

Mr. Springstead stated he preferred a secondary means of emergency access. Secondary emergency access is generally provided for walled villas. There are several existing subdivisions that operate with only one access point provided. Possible situations that could occur and would require a secondary access were discussed. There is an existing 15' easement located between lots 25/26 that could be used for emergency purposes. Unwalled subdivisions do not need secondary access due to available room between lot lines. There is no recommended number of lots in the code that require a means of general secondary access. Emergency access and traffic generation issues were discussed.

Mrs. Rogers excused herself at 3:00 PM and returned at 3:05 PM during the above discussion.

Mr. Springstead moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried with Mr. Helms opposing.

Proposed Exterior Lighting and Dumpster Pad Code Changes

The Committee discussed changes to the land development code proposed by staff. Ron Grant, Grant and Dzuro, and Richard Busche, Kimley-Horn and Associates, Inc., joined in the discussion. The changes would be to add requirements for exterior lighting in residential subdivisions, and on commercial and industrial sites. Residential subdivisions were discussed regarding safety issues, density requirements, lighting for pedestrians, sidewalks, and public street maintenance. Issues to consider when recommending exterior lighting requirements are lot size and number of lots. The type and amount of lighting that commercial subdivisions should provide was discussed. Parking areas and hours of operation for businesses were discussed. Current lighting requirements were discussed. Recommended changes to the language provided in the lighting section of the code were discussed.

Attorney Neal excused herself at 3:30 PM and returned at 3:45 PM during the above discussion.

It was decided Mr. Helms would take all of the information that had been discussed regarding exterior lighting and create a second draft to be discussed at the meeting on November 8, 2004, along with the dumpster pad revisions.

Waiver Requirements

This item will also be discussed at next week's meeting.

The next meeting is scheduled for November 8, 2004.

The meeting adjourned at 3:50 PM.